# HEALTH DEPARTMENT CERTIFICATION

VPM 059

TATA AND RECOMMENDATION IN THE NAME OF MILES & BATE DE TITE

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TURBER SOMERED COLTAGE FOOT ME

1 100 3 EI FI

2 20 3 FT LET

3 22 3 FT LET COMMUNICATION DEMANDER OF ENVIRONMENTAL HEALTH

> This certification dose not imply all conditions This certification codes not bright all conditions pursuant to the Reconstruct Protection Ordinarco and the Groundester Codessee have been much the Department of Planning and Land Use shot be consulted regarding the application of their ordinarcos relative to this project. Any result: changes to this septic system designing) must re-evaluated by the Department of Environms...

> > VAM 059 DER Costoni 6 ... Control of a line of the coverage of the coverage of the coverage of produces agreement by the C.U. Engage of a remembal Health price to the agreement of a tendent issuance of a Sepale Their Fuence. r tra maranawal, aff than bur som som of BSBAS of th

Each parcel shall have pared to approve by the Department of Environmental Health prior to approve of a Building Permit and/or issuance of a Septic Tank Permit A layout showing the location of the sewage system and the septic to the sewage system and the sewage system system and the sewage system and the sewage system and the sewage system system

ALSO SEE ON-SITE WASTE WATER DISPOSAL SYSTEM DESIGNED BY

#### SLOPE ANALYSIS

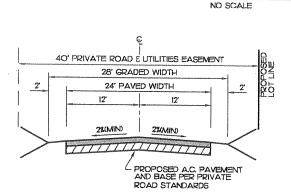
CONTRACTOR			
GRADE	%	AREA (ACRES)	DENSITY FORMULA
0% - 15%	11.1%	3.59	3.59 / 1 = 3.59
15% - 25%	27.7%	8.95	8.95 / 2 = 4.48
25% - 50%	53.3%	17.25	17.25 / 4 = 4.31
50% ->	7.9%	2.57	2.57 / 4 = 0.64
	TOTAL = 32.36 ACRES		TOTAL LOTS = 13.02

# **AVERAGE SLOPE**

PARCEL 1 - 26.80% PARCEL 2 - 27,45% PARCEL 3 - 34,99%

PER GP NO. I ALL PARCELS TO BE A MINIMUM OF 4 ACRES GROSS.

R/W EXIST, 80' COUNTY MAINTAINED ROAD 40' 14 ± BIKELANE BIKE LANE I' WIDE A.C. PAVEMENT & BASE, TAPER TRANSITION BEGINNING AT PROPOSED PRIVATE ROAD GROUND EXIST. CONCRETE/ - EXIST (TYP) A.C. PAVEMENT & GROUND



#### TYPICAL SECTION - PRIVATE ROAD NO SCALE

# RPO SLOPE CATEGORIES

TYPICAL SECTION - OLD HWY 80

### PARCEL 1:

LESS THAN 25% SLOPE

LCSS TIME ZOW SECTE	0.54 AC.	09.3%
GREATER THAN 25% SLOPE	0.78 AC.	10.7%
TOTAL	7.32 AC.	100.0%
MAX. ALLOWABLE ENCROACHMENT	0.08 AC.	10.0% OF STEEP SLOPE
PROPOSED ENCROACHMENT	0.08 AC.	10.0%

### PARCEL 2:

LESS THAN 25% SLOPE

_		0.100	
GREATER THAN 25% SLOPE	0.82 AC.	8.7%	
TOTAL	9.44 AC.	100.0%	
MAX. ALLOWABLE ENCROACHMENT	0.08 AC.	10.0% OF STEEP SLOPE	
PROPOSED ENCROACHMENT	O AC.	0%	

8.62 AC

91.3%

#### PARCEL 3:

LESS THAN 25% SLOPE	4.65 AC.	65.2%
GREATER THAN 25% SLOPE	2.48 AC.	34.8%
TOTAL	7.13 AC.	100.0%
MAX. ALLOWABLE ENCROACHMENT	0.25 AC.	10.0% OF STEEP SLOPE
PROPOSED ENCROACHMENT	0.24 AC.	9.7%

7 10 40

#### PARCEL 4:

LESS THAN 25% SLODE

LEGG THAN 25% SEUPE	7.12 AC.	84.0%
GREATER THAN 25% SLOPE	1.35 AC.	16.0%
TOTAL	8.47 AC.	100.0%
MAX. ALLOWABLE ENCROACHMENT	0.14 AC.	10.0% OF STEEP SLOPE
PROPOSED ENCROACHMENT	0.03 AC.	2.2%

NOTE: SLOPES GREATER THAN 25% ALSO ARE GREATER THAN 50' HIGH

# TENTATIVE PARCEL MAP COUNTY OF SAN DIEGO LAND DIVISION STATEMENT

OWNER'S CERTIFICATE: I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN OUR OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDER-STAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS. UTILITY EASEMENTS OR RAILROAD RIGHTS—OF—WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DISCUSSION—MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

+ CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS THE DAY OF JULY, 2010, AT EL CENTRO CALIFORNIA.

JAMES A. SANDERS JR. P.O. BOX 232 BRAWLEY, CA 92227

CREEK 8

-GD-

THOS. BROS.

PG. 1216 (B6)

CAKLANE

PINE

VICINITY MAP

SITES

PINE

DARYL & HEATHER D. DICKERSON ET. AL. 152 W. McCABE ROAD EL CENTRO, CA 92243

Vannons JAMES A. SANDERS JR. Dary Dukero Stalley D. Jukerso DARYL DICKERSON HEATHER D. DICKERSON

DENSITY

EXISTING AND PROPOSED ZONING

MAX. FLOOR AREA FLOOR AREA RATIO

RR.25

0.25

ASSESSOR'S PARCEL NUMBER: 410-010-07 & 410-030-20

TAX RATE AREA: 91024

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 35 AND 36 TOWNSHIP 15 SOUTH. RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

REGIONAL PLAN DESIGNATION: CT

COMMUNITY PLAN AREA: CENTRAL MOUNTAIN

GENERAL PLAN DESIGNATION: NO. 1 - RESIDENTIAL

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: NO CHANGE

WATER: WELL

SEWER: SEPTIC

FIRE DISTRICT: PINE VALLEY FIRE DEPARTMENT

SCHOOL DISTRICT: MOUNTAIN EMPIRE UNIFIED

SCHOOL DISTRICT

ACCESS: PARCELS 1, 2, 3 & 4 WILL TAKE ACCESS FROM OLD HIGHWAY 80 THROUGH TO THE PROPOSED PRIVATE ROAD,

SITE ADDRESS: OLD HIGHWAY 80

PINE VALLEY, CA 91962

ASSOCIATED PERMITS: NONE

TOPOGRAPHY: SAN-LO AERIAL SURVEYS, JOB NO. 12971 DATED 03/28/07

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL/UNIT ALLOWED BY THIS SUBDIVISION. SOLAR STATEMENT:

APPLICANT: SAME AS OWNER JAMES A. SANDERS JR. P.O. BOX 232 BRAWLEY, CA 92227 (760) 344-2310



ENGINEER OF WORK

SNIPES-DYE ASSOCIATES CIVIL ENGINEERS AND LAND SURVEYORS 1348 CENTER DRIVE, STE. G. LA MESA, CA \$1942 ELEPHONE-(619) 697-9234 FAX (619) 469-2033

- 10/11 A. SNIPES R.C.E. 50477 EXPIRES 06-30-11



SNIPES-DYE ASSOCIATES

